

TO LET - OFFICE

88 LEADENHALL STREET

EC3A 3BP



Key Highlights

- 6,610 to 14,310 sq ft
- New manned reception area
- Shower and bike facilities
- Comprehensively refurbished
- Low energy fan coil air conditioning
- Raised floors

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Location

Located on the north side of Leadenhall Street between St Mary Axe and Creechurch Lane, 1 minutes' walk from Lloyds of London.

Description

A high quality office scheme located in a prime EC3 location.

Restored to the highest standard by renowned architects Foggo Associates, the designs bring contemporary verve and feel to a classic building, creating a superb working environment.

Stylishly updated to include a newly remodelled entrance hall and offering 98,522 sq ft of available accommodation, with excellent ceiling heights, bright open floors and characterful features.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
7th	7,700	715.35	Available
3rd - part	6,610	614.09	Under Offer
1st	12,400	1,152	Available
Ground - South	2,504	232.63	Available
Lower Ground	10,947	1,017.01	Available
Total	40,161	3,731.08	

Specification

Comprehensively refurbished
Impressive new reception area
Low energy fan coil air conditioning
Raised floors
Bicycle and shower facilities

Terms

A new lease for a term by arrangement.

Rent From £52.50 psf
Rates c.£22.50 psf
Service Charge c.£13.38 psf

Viewings

Strictly by appointment.



Contact

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